

Butler's  
thoughtful estate agency

Westmoreland Drive  
Sutton, SM2 6AX  
Offers over £190,000





# Westmoreland Drive, Sutton, SM2 6AX

Positioned within in an extremely prominent and coveted position in South Sutton, this spacious first floor Studio apartment offers just so much in this price range. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment. What's more, the property is offered with no onward chain and in excellent condition inside, with a spacious, separate kitchen that has a fabulous amount of workspace for you to really cook up a storm in! These generous sizes are consistent throughout, with a bedroom area that has been sectioned off, further benefitting integrated wardrobes. The reception area has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can easily accommodate not just a living area but also a space to dine in. Being on the first floor, you'll also benefit from fantastic elevated views from the bay window, with all the rooms being served by the modern bathroom with a large storage cupboard. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in well under an hour door to door! The final piece of the jigsaw comes by the way of a allocated parking, perfect for you not having the issues of having to find a space at the end of a long day, a fantastic benefit for the lucky new owner!



## FIRST FLOOR

Hallway

Living/Dining/Bedroom  
15'11 x 13'4 (4.85m x 4.06m)

Kitchen  
9'9 x 7'3 maximum (2.97m x 2.21m maximum)

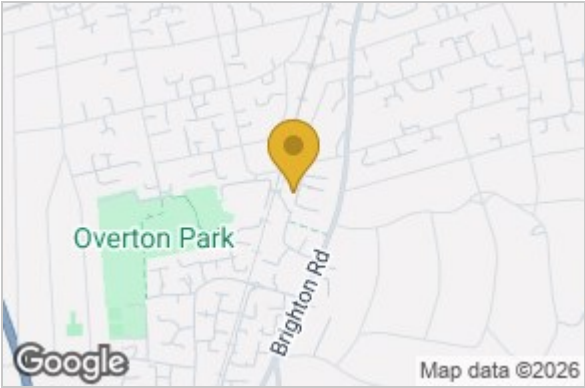
Bathroom  
6'5 x 5'6 (1.96m x 1.68m)

## OUTSIDE

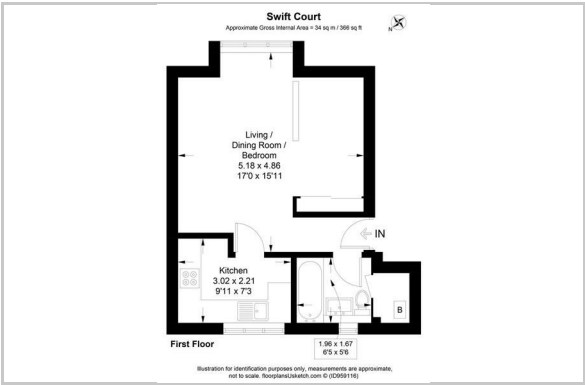
Communal Grounds

Allocated Parking

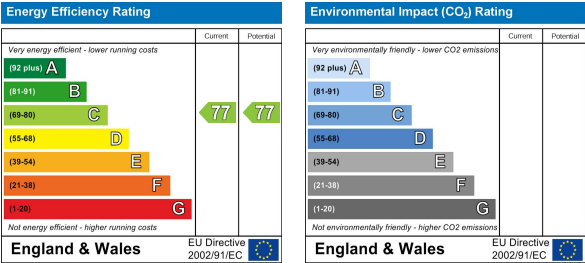
## Area Map



## Floor Plan



## Energy Efficiency Graph



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